

LAND FOR SALE

149.79 +/- Acres • Stanton County, Nebraska
Offered at \$838,824.00

Highlights:

- Great hunting opportunities
- Dryland crop ground

L-2200589

Property Location: From Hoskins, travel southwest on Highway 35 for one mile, turn east onto 845 Road for one mile, go south on 562 Avenue for one-half mile, turn east onto 844 road, travel one mile. Property is located in the southwest corner of intersection.



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For additional information, please contact:

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Property Information

Legal Description: 1324 1E LOT #2 MARKD. NATHAN'S LOTSPLIT OF THE E1/2 NE 13-24-1 SPRINGBRANCH PRECINCT 69.79 ACRES, 13 24 1E E1/2 SE 13-24-1 SPRINGBRANCH PRECINCT 80 ACRES.

Property Description: This property is gently rolling with no building site. Includes dryland, pasture, timber and wetlands. Livestock is watered from a well on neighbors' acreage. Property offers great hunting!

Farm Data:

Cropland 95.72 acres
 Pasture 53.30 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	43.8 acres	96 bushels
Soybeans	4.3 acres	34 bushels

2021 Taxes: \$7,474

Price: \$838,824.00



Aerial Photo

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	41.32	27.67	0	68	3e
6508	Blendon fine sandy loam, 0 to 2 percent slopes	20.21	13.54	0	64	2s
6342	Lawet silty clay loam, rarely flooded	18.98	12.71	0	67	4w
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	18.31	12.26	48	62	4e
6758	Nora silty clay loam, 11 to 17 percent slopes	14.78	9.9	0	69	4e
6324	Coleridge silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.5	9.71	0	82	2w
3640	Kezan silt loam, frequently flooded	8.36	5.6	0	67	4w
6767	Nora silty clay loam, 6 to 11 percent slopes	4.89	3.28	0	76	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	3.27	2.19	91	76	2e
3518	Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.41	1.61	0	80	2w
6703	Thurman loamy fine sand, 2 to 6 percent slopes	2.01	1.35	45	49	4e
6845	Ortello fine sandy loam, 2 to 6 percent slopes	0.29	0.19	0	65	3e
TOTALS		149.31(*)	100%	8.49	68.38	3.15

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.